



Planning & Land Use Committee Meeting Agenda

Tuesday March 10, 2020 7:00 pm to 9:00 pm

American Jewish University

15600 Mulholland Drive Bel Air 90077

Room Change to “The Boardroom” on the 2nd Floor

[Accessible from the west side of Casiano Road. Park at lower parking (Lot 1)]

Public Comment: The public is welcome to speak. Though not mandatory, the public is requested to fill out a “Speaker Card” to address the Board on any agenda item before the Board takes an action. When the Board considers the agenda item entitled “Public Comments,” the public has the right to comment on any matter within the Board’s jurisdiction. Public comment is limited to 3 minutes per speaker unless waived by the presiding officer.

Note to all BABCNC Committee Members: Before, during and after the Planning & Land Use Meetings, Committee members are cautioned to not discuss Board business or issues.

1. Call to Order – Committee Member Roll Call

Name	P	A	Name	P	A
Robert Schlesinger, Chair			Stephanie Savage, Vice Chair		
Robin Greenberg			Nickie Miner		
Don Loze			Jamie Hall		
Yves Mieszala			Jason Spradlin		
Maureen Levinson			Leslie Weisberg		
Stella Grey			Wendy Morris		
Shawn Bayliss			Cathy Wayne		

2. Approval of the March 10, 2020 Agenda
3. Approval of February 11, 2020 Minutes (circulated with agenda)
4. Public Comments: On any topic not on adopted agenda within Committee’s jurisdiction.
5. Chair Reports: Robert Schlesinger, Chair & Stephanie Savage, Vice Chair

Projects & Items Scheduled for Presentation, Discussion & Possible Action:

6. Street Vacation – VAC-E1401313 (Hillside Way), Council File No. 17-0789

Project Description: Street Vacation Hillside Way

Applicant: Camille Natta camillenatta@mac.com

Representative: Lloyd Pilchen lpilchen@omlowlaw.com

7. 2411 BRIARCREST ZA-2018-7304-ZAD-ZAA-DRB-SPP-MSP

Project Description: 2,071 SQ FT ADDITION TO SFD AND NEW 2,410 SQ FT ALQ WITH 522 SQ FT CARPORT AND 555 SQ FT GARAGE

Requested Entitlement:

PURSUANT TO LAMC SECTION 12.24-X28, A ZONING ADMINISTRATOR'S DETERMINATION TO ALLOW THE CONSTRUCTION, USE AND MAINTENANCE OF A 2,410 SQUARE FOOT ACCESSORY LIVING QUARTERS WITH A 522 SQ FT CARPORT AND A 555 SQUARE FOOT GARAGE, FOR A TOTAL OF 3,487 SQUARE FEET, WITH A HEIGHT OF 40 FEET IN LIEU OF 30 FEET PERMITTED IN THE RE ZONE.

PURSUANT TO LAMC SECTIONS 11.5.7 AND 16.50, PROJECT PERMIT COMPLIANCE AND DESIGN REVIEW FOR A 2,071 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY DWELLING AND A NEW 2,410 SQUARE FOOT ACCESSORY LIVING QUARTERS WITH 522 SQUARE FOOT CARPORT AND A 555 SQUARE FOOT GARAGE, FOR A TOTAL OF 5,078 SQUARE FEET OF NEW FLOOR AREA IN THE MULLHOLLAND SPECIFIC PLAN AREA.

PURSUANT TO LAMC SECTION 12.21.5(B), A ZONING ADMINISTRATOR ADJUSTMENT REQUEST TO ALLOW AN ENCROACHMENT INTO THE 55-FOOT FRONT YARD SETBACK FOR AN ACCESSORY BUILDING, AND TO ALLOW A 7-FOOT 7-INCH REDUCED SIDE YARD SETBACK.

Applicant: Chris Rudin chris@rudindonner.com

Representative: Donnal Poppe donnalpoppe@yahoo.com

8. 10430 W OLETHA LN ZA-2019-1222-ZV-ZAD-ZAA ENV-2019-1223-CE

Project Description: CONSTRUCTION OF A NEW 30 FEET HIGH 3-STORY ONE-FAMILY DWELLING AND ATTACHED ONE-CAR GARAGE.

Requested Entitlement:

A NEW 3-STORY, 30 FEET HIGH ONE-FAMILY RESIDENCE IN THE RE15-1-HCR ZONE, WITH REQUESTS FOR: A ZONE VARIANCE PURSUANT TO LAMC SECTION 12.27 TO ALLOW CONSTRUCTION OF A ONE-CAR GARAGE IN LIEU OF THE REQUIRED TWO COVERED PARKING SPACES FOR A ONE-FAMILY RESIDENCE AND TO ALLOW A HEIGHT OF 31 FEET AND 3 INCHES IN LIEU OF THE PERMITTED 24 FEET WITHIN THE FIRST 20 FEET FROM THE FRONT PROPERTY LINE AS MEASURED FROM THE ADJOINING STREET CENTER LINE;

A ZONING ADMINISTRATOR DETERMINATION PURSUANT TO LAMC SECTION 12.24.X.28 FOR A NEW RESIDENCE: ON A LOT FRONTING ON A STREET IMPROVED TO LESS THAN 20 FEET WIDE, ON A LOT WHERE VEHICULAR ACCESS FROM THE LOT TO THE BOUNDARY OF THE HILLSIDE AREA IS ON STREETS NOT CONTINUOUSLY IMPROVED TO A MINIMUM OF 20 FEET WIDE; AND, A ZONING ADMINISTRATOR ADJUSTMENT PURSUANT TO LAMC SECTION 12.28 TO ALLOW FOR AN UP TO 10% INCREASE IN MAXIMUM RFA.

Applicant: Jonathan Kozun jonathankozun@gmail.com

Representative: Georgii Shpak legorshpak@gmail.com

9. 10427 W CORFU LANE 90077 ZA-2018-1641-ZAD

Project Description:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING ON A VACANT LOT FRONTING ON A HILLSIDE SUBSTANDARD LIMITED STREET.

Requested Entitlement:

REQUEST FOR RELIEF FROM PUBLIC IMPROVEMENTS FOR SUBSTANDARD HILLSIDE STREET.

Applicant: Kenneth Sampson info@bdsconstruct.com

Representative: Rudy Alegre rudyalagre@hotmail.com

Follow-up, Discussion & Possible Action on other Projects

10. Discussion & Possible Motion on Open Space Element of the General Plan – Jamie Hall

Consider recommending to the board that we send a Community Impact Statement encouraging the City to move forward and update the Open Space Element of the General Plan. It hasn't been updated since 1973!!! See attached. The City did a lot of work on it and then it just stopped in 2017.

See <https://planning.lacity.org/plans-policies/community-plan-update/general-news-item/ourla2040-open-space-working-group-summary>”

Current Case Updates by PLUC Members on pending projects: See Project Tracking List

11. New Packages Received: See Project Tracking List
12. Certified Neighborhood Council (CNC) Reporting Review of New Projects Submitted
13. Upcoming Hearings: See Project Tracking List (Subject to discussion & action)
14. Determination Letters Received: See Project Tracking List
15. Pending Haul Routes (Update by any PLU Committee members)
16. Proactive Tracking, Tasks & Projects (Update, Discussion & Possible Action)
17. Adjournment

Next PLU Meeting: Tuesday April 14, 2020 @ AJU 15600 Mulholland Dr., “The Boardroom”

ACRONYMS:

A – APPEAL	PM – PARCEL MAP
APC – AREA PLANNING COMMISSION	PMEX – PARCEL MAP EXEMPTION
CE – CATEGORICAL EXEMPTION	TTM – TENTATIVE TRACT MAP
DPS – DEEMED TO BE APPROVED PRIVATE STREET	ZA – ZONING ADMINISTRATOR
DRB – DESIGN REVIEW BOARD	ZAA – ZONING ADMINISTRATOR’S ADJUSTMENT
EAF – ENVIRONMENTAL ASSESSEMENT FORM	ZAD – ZONING ADMINISTRATOR’S DETERMINATION
ENV – ENVIRONMENTAL CLEARANCE	ZV – ZONING VARIANCE
MND – MITIGATED NEGATIVE DECLARATION	

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Public Access to Documents / Non-exempt writings: In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting, may be viewed at our website by clicking on: www.babnc.org and at the scheduled meeting. If you would like a copy of any record related to an item on the agenda, please contact BABCNC PLU Committee Administrator at 310-479-6247 or council@babnc.org. Members of the public may request and receive copies without undue delay of any documents that are distributed to the Board, unless there is a specific exemption under the Public Records Act that prevents the disclosure of the record. (Govt. Code § 54957.5)

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Office (310) 479-6247
council@babnc.org